

058.B

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Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

137,300 / 137,300

USE VALUE:

137,300 / 137,300

ASSESSED:

137,300 / 137,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		CLARK ST, ARLINGTON

## OWNERSHIP

Unit #: 1

Owner 1:	COLARUSSO PROPERTIES LLC
Owner 2:	
Owner 3:	

Street 1: 22 MILL ST SUITE 305

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: COLARUSSO ANTHONY M TRUSTEE -

Owner 2: ADEM NOMINEE TRUST -

Street 1: 22 MILL ST SUITE 305

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 370 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6014																

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	137,300			137,300				
Total Card		0.000	137,300			137,300	Entered Lot Size			
Total Parcel		0.000	137,300			137,300	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	371.08	/Parcel: 371.0	Land Unit Type:			

Parcel ID 058.B-0001-0001.0

!5034!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	133,500	0	.	.	133,500	133,500	Year End Roll	12/18/2019
2019	102	FV	122,100	0	.	.	122,100	122,100	Year End Roll	1/3/2019
2018	102	FV	101,500	0	.	.	101,500	101,500	Year End Roll	12/20/2017
2017	102	FV	94,700	0	.	.	94,700	94,700	Year End Roll	1/3/2017
2016	102	FV	94,700	0	.	.	94,700	94,700	Year End	1/4/2016
2015	102	FV	94,500	0	.	.	94,500	94,500	Year End Roll	12/11/2014
2014	102	FV	90,900	0	.	.	90,900	90,900	Year End Roll	12/16/2013
2013	102	FV	90,900	0	.	.	90,900	90,900		12/13/2012

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLARUSSO ANTHO		73575-558	2	11/1/2019	Convenience		1	No	No	
THOMPSON NICHOL		54010-108		12/17/2009	Change>Sale	135,000	No	No		
CONNAUGHTON R		29994-548		3/31/1999		47,000	No	No	Y	

## ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

